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March 22, 2018

Ms. Maryam Tasnif-Abbasi
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630

Ms. Sara Ziff
United States Environmental Protection Agency, Region 9
75 Hawthorne Street (LND-4-1)
Sacramento, California, 94105

RE: LOT 22
CONFIRMATION OF RESIDENTIAL CLEANUP
FORMER AGRICULTURAL PARK, RIVERSIDE, CALIFORNIA

Dear Ms. Tasnif-Abbasi and Ms. Ziff:

This letter report presents the data confirming that this property has been cleaned up to the remedial goals. Presented below is a summary of soil sampling activities for removal of polychlorinated biphenyl (PCB)-impacted soil associated with this lot at the former City of Riverside Agricultural Park (Site) located at 7020 Crest Avenue in Riverside, California. This work was performed as part of Phase 3 of the project, which was conducted to remove soil from individual residential lots at the Site to below the United States Environmental Protection Agency (USEPA) Regional Screening Level (RSL) of 0.23 milligrams per kilogram (mg/kg) for PCBs in soil down to 10 feet below ground surface (bgs) and 1.0 mg/kg for PCBs at or greater than 10 feet bgs. The Department of Toxic Substances Control (DTSC) provided regulatory oversight with technical assistance from USEPA during soil removal and sampling activities.

Conclusion

All final confirmation soil sampling results for this lot are below the remedial goals and therefore, residual PCBs do not pose an unacceptable health risk to future residents of the property.

Site Background

The Site consists of approximately 62 acres of land, and is bounded on the west by Crest Avenue. Residential homes are located on the west side of Crest Avenue. The Site is bounded on the south and east by residential homes. Undeveloped land leading to the southern embankment of the Santa Ana River bounds the Site on the north.

The Site was reportedly first developed as a sewage treatment plant in 1942 by the United States Army in order to handle wastewater that was generated at Camp Anza until approximately 1947. The sewage treatment plant was operated by several other operators and was decommissioned in 1965. The sewage treatment plant accepted waste from industrial, commercial, and residential customers.

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The Site was later used for disposal of excavated sidewalks and roadways, three livestock shows, and bicycle motocross. Bicycle motocross activities were conducted under permit in this location between August 1997 and January 2002 (Geomatrix, 2004).

Remedial Goals

The USEPA RSL of 0.23 mg/kg was used as a remedial goal for PCB-impacted soil down to 10 feet bgs at the Site. The USEPA RSL of 0.23 mg/kg is a screening level based on a target cancer risk of one in a million for residential land use. A remedial goal of 1.0 mg/kg was used for PCB-impacted soil at or greater than 10 feet bgs at the Site. The remedial goal of 1.0 mg/kg is equivalent to the USEPA screening level based on a target non-cancer hazard of one for residential land use and is within the cancer risk management range of one in a million to one in ten thousand established by USEPA and DTSC.

Soil Investigation

TRC Solutions, Inc. (TRC) collected soil samples from the lot at locations and depths indicated on the attached Figure 1. The soil samples were analyzed for PCBs using USEPA Method 8082. PCBs were analyzed individually as Aroclors and were then summed together to calculate a total PCB concentration for each sample. The final analytical results for the lot are summarized in the attached Table 1. Table 1 includes only the final samples collected from the lot following excavation. A comprehensive list of all samples collected from the lot is provided in Table 2. Table 2 reads from left to right as step-out samples were collected to confirm removal of soil above remedial goals. Official laboratory reports are provided as Attachment A. A portion of the soil on this lot (see Figure 1) had to be removed so that the final PCB results were below the remedial goals.

References

Geomatrix, 2004, *Remedial Investigation Report, City of Riverside Agricultural Park, Crest Avenue and Jurupa Avenue, Riverside, California*, December 30.

Should you have any questions, please call me at (949) 341-7458 or Ross Surrency at (949) 727-9336, and we will be glad to discuss them with you.

Sincerely,

TRC

David Lennon
Principal Consultant

Ross Surrency, PG
Senior Project Geologist

Table 1	Final Confirmation Sample Results for Lot 22
Table 2	Complete Confirmation Sample Results for Lot 22
Figure 1	Final Soil Sample Locations
Attachment A	Official Laboratory Reports and Chain of Custody Records



TABLES



Table 1
Final Confirmation Sample Results for Lot 22
Former Agricultural Park
Riverside, California

All concentrations are in milligrams per kilogram (mg/kg). This table includes only the final confirmation sample results for this lot.

Sample Location	Sample Date	Sample Depth (fbgs)	Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	Total PCBs ^{a,d}
Site Cleanup Level - Residential ^b			—	—	—	—	—	—	—	0.23/1.0
Regional Screening Level - Residential ^c			4.1	0.2	0.17	0.23	0.23	0.24	0.24	—
LOT 22-B4	1/17/2017	1.0	<0.050	<0.050	<0.050	<0.050	0.18	<0.050	<0.050	0.18
LOT 22-B4	1/17/2017	3.0	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	ND
LOT 22-B5	1/17/2017	1.0	<0.049	<0.049	<0.049	<0.049	0.071	<0.049	<0.049	0.071
LOT 22-B5	1/17/2017	3.0	<0.050	<0.050	<0.050	<0.050	0.099	<0.050	<0.050	0.099
LOT 22-B6	1/17/2017	1.0	<0.050	<0.050	<0.050	<0.050	0.11	<0.050	<0.050	0.11
LOT 22-B6	1/17/2017	3.0	<0.050	<0.050	<0.050	<0.050	0.047 J	<0.050	<0.050	0.047 J
LOT 22-B7	1/17/2017	1.0	<0.049	<0.049	<0.049	<0.049	0.21	<0.049	<0.049	0.21
LOT 22-B7	1/17/2017	3.0	<0.049	<0.049	<0.049	<0.049	0.10	<0.049	<0.049	0.10
LOT 22-PLX	3/29/2017	10.5	<0.049	<0.049	<0.049	<0.049	<0.049	<0.049	<0.049	ND
LOT 22-PLXN	3/29/2017	5.0	<0.049	<0.049	<0.049	<0.049	0.19	<0.049	<0.049	0.19
LOT 22-PLXN	3/29/2017	10.5	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	ND
LOT 22-PLXS	3/29/2017	5.0	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	ND
LOT 22-PLXS	3/29/2017	10.5	<0.050	<0.050	<0.050	<0.050	0.16	<0.050	<0.050	0.16
LOT 22-PLXW	3/29/2017	5.0	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	ND
LOT 22-PLXW	3/29/2017	10.5	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	ND
LOT 22-B3X	5/15/2017	14.0	<0.051	<0.051	<0.051	<0.051	0.15	<0.051	<0.051	0.15
LOT 22-B3XN	5/15/2017	10.0	<0.052	<0.052	<0.052	<0.052	0.43	<0.052	0.032 J	0.462 J
LOT 22-B3XS	5/15/2017	10.0	<0.051	<0.051	<0.051	<0.051	0.20	<0.051	<0.051	0.20
LOT 22-B3XS	5/15/2017	14.0	<0.052	<0.052	<0.052	<0.052	0.030 J	<0.052	<0.052	0.030 J
LOT 22-B3XW	5/15/2017	10.0	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	ND
LOT 22-B3XW	5/15/2017	14.0	<0.048	<0.048	<0.048	<0.048	<0.048	<0.048	<0.048	ND
LOT 22-B2XW	5/16/2017	14.0	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	ND
LOT 22-B2XN	5/16/2017	14.0	<0.050	<0.050	<0.050	<0.050	0.85	<0.050	0.040 J	0.89 J
LOT 22-B3YN	9/7/2017	16.0	<0.050	<0.050	<0.050	<0.050	0.044 J	<0.050	<0.050	0.044 J
LOT 22-B1Z	9/19/2017	20.0	<0.050	<0.050	<0.050	<0.050	0.16	<0.050	<0.050	0.16

Table 1
Final Confirmation Sample Results for Lot 22
Former Agricultural Park
Riverside, California

All concentrations are in milligrams per kilogram (mg/kg). This table includes only the final confirmation sample results for this lot.

Sample Location	Sample Date	Sample Depth (fbgs)	Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	Total PCBs ^{a,d}
Site Cleanup Level - Residential ^b			—	—	—	—	—	—	—	0.23/1.0
Regional Screening Level - Residential ^c			4.1	0.2	0.17	0.23	0.23	0.24	0.24	—
LOT 22-B1ZN	9/19/2017	20.0	<0.049	<0.049	<0.049	<0.049	0.061	<0.049	<0.049	0.061
LOT 22-B1ZW	9/19/2017	20.0	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	ND
LOT 22-B2Z	9/19/2017	20.0	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	ND
LOT 22-B2ZS	9/19/2017	20.0	<0.050	<0.050	<0.050	<0.050	0.49	<0.050	<0.050	0.49
LOT 22-B1AS	9/28/2017	22.0	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	ND
LOT 22-B1AE	9/28/2017	22.0	<0.049	<0.049	<0.049	<0.049	0.048 J	<0.049	<0.049	0.048 J
LOT 22-B3BE	10/4/2017	24.0	<0.050	<0.050	<0.050	<0.050	0.31	<0.050	<0.050	0.31
Number of Detections			0	0	0	0	20	0	2	20
Number of Samples			32	32	32	32	32	32	32	32
Minimum Concentration			ND	ND	ND	ND	0.030 J	ND	0.032 J	0.030 J
Maximum Concentration			ND	ND	ND	ND	0.85	ND	0.04 J	0.89 J

Bold value indicates detection.

Abbreviations:

-- = not applicable / calculated

< = not detected above the laboratory reporting limit

fbgs = feet below ground surface

J = result is approximate value. Lower than the reporting limit but greater than or equal to the method detection limit.

ND = not detected

PCBs = polychlorinated biphenyls

Footnotes:

^a Total PCBs is the sum of the aroclor values per sample.

^b Total PCBs site cleanup level for residential receptor is a risk based screening level approved by Department of Toxic Substances Control (DTSC) on August 4, 2006.

^c Aroclor screening levels from United States Environmental Protection Agency (USEPA) May 2016 Regional Screening Levels (RSLs).

^d For soil 10 feet or deeper in depth, a cleanup goal of 1.0 mg/kg was used and is considered safe in a residential setting.

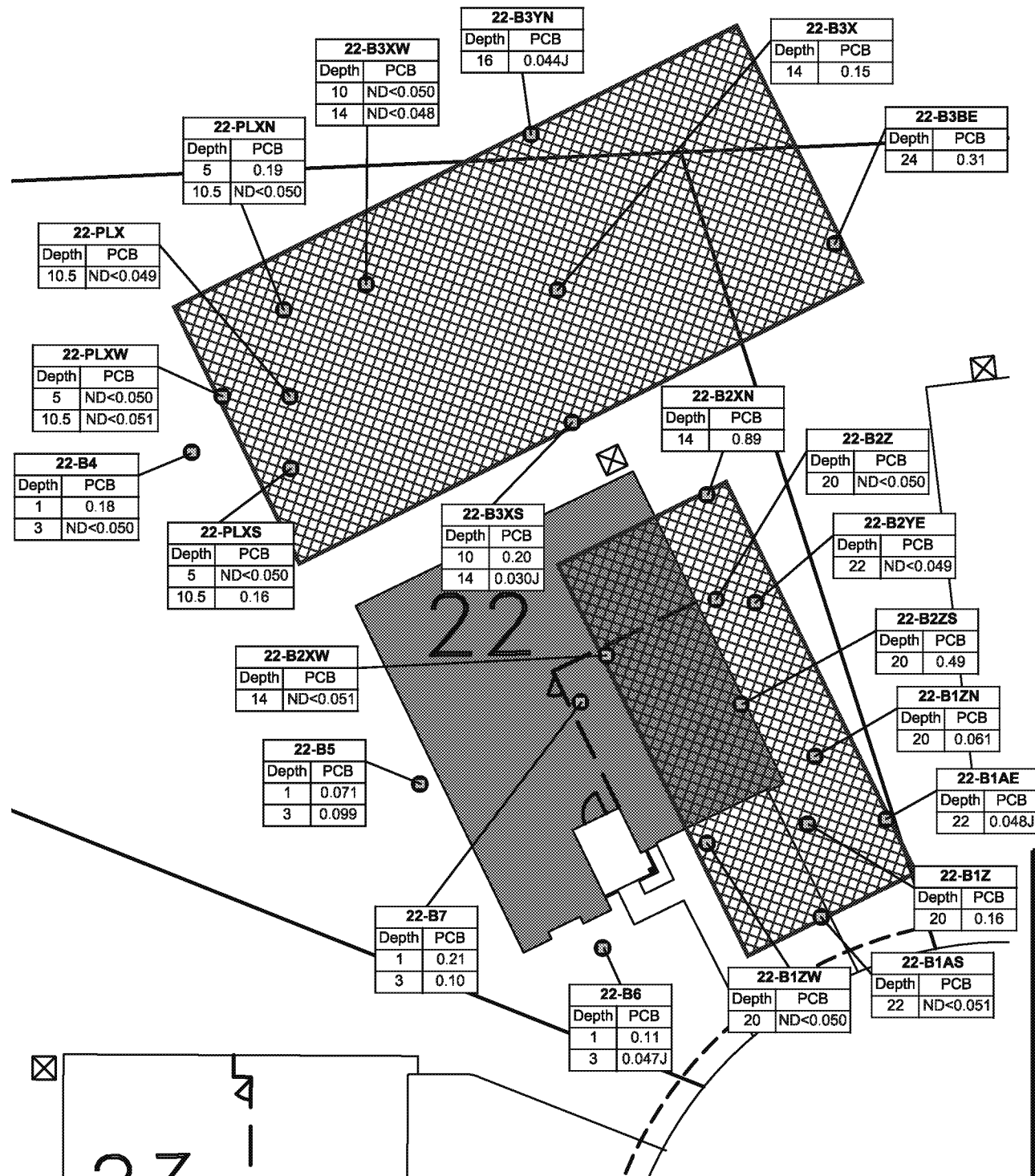
Table 2
Complete Confirmation Sample Results for Lot 22
Former Agricultural Park
Riverside, California

Sample ID	Sample Depth (fbs)	Date Collected	PCBs (mg/kg)	Action	Sample ID	Sample Depth (fbs)	Date Collected	PCBs (mg/kg)	Action	Sample ID	Sample Depth (fbs)	Date Collected	PCBs (mg/kg)	Action	Sample ID	Sample Depth (fbs)	Date Collected	PCBs (mg/kg)	Action	Sample ID	Sample Depth (fbs)	Date Collected	PCBs (mg/kg)	Action	Sample ID	Sample Depth (fbs)	Date Collected	PCBs (mg/kg)	Action	Sample ID	Sample Depth (fbs)	Date Collected	PCBs (mg/kg)	Action
LOT 22-B1X@13.0	13.0	4/5/2017	2.63		LOT 22-B1X@14.0	14.0	5/15/2017	2.86		LOT 22-B1Y@16.0	16.0	9/7/2017	3.47		LOT 22-B1Z@20.0	20.0	9/19/2017	0.16	NFA															
LOT 22-B1XN@6.0	6.0	4/5/2017	4.62		Material removed. Excavation merged with Lot 22-B2																													
LOT 22-B1XN@13.0	13.0	4/5/2017	7.60		LOT 22-B1XN@14.0	14.0	5/15/2017	2.03		LOT 22-B1YN@16.0	16.0	9/7/2017	2.58		LOT 22-B1ZN@20.0	20.0	9/19/2017	0.061	NFA															
LOT 22-B1XS@6.0	6.0	4/5/2017	43		LOT 22-B1XS@7.0	7.0	5/15/2017	9.96		LOT 22-B1YS@7.0	7.0	9/7/2017	7.82		LOT 22-B1ZS@7.0	7.0	9/19/2017	6.29			LOT 22-B1AS@7.0	7.0	9/28/2017	2.77			LOT 22-B1BS@7.0	7.0	10/4/2017	6.4	Material removed. Excavation merges with Lot 22-B1			
LOT 22-B1XS@13.0	13.0	4/5/2017	7.09		LOT 22-B1XS@14.0	14.0	5/15/2017	10.42		LOT 22-B1YS@16.0	16.0	9/7/2017	3.3		LOT 22-B1ZS@20.0	20.0	9/19/2017	18			LOT 22-B1AS@22.0	22.0	9/28/2017	ND<0.051	NFA									
LOT 22-B1XE@6.0	6.0	4/5/2017	4.2		Material removed. Excavation merges with Lot 22-B1																													
LOT 22-B1XE@13.0	13.0	4/5/2017	12		LOT 22-B1XE@14.0	14.0	5/15/2017	4.24		LOT 22-B1YE@16.0	16.0	9/7/2017	2.34		LOT 22-B1ZE@20.0	20.0	9/19/2017	2.04			LOT 22-B1AE@22.0	22.0	9/28/2017	0.048J	NFA									
LOT 22-B1XW@6.0	6.0	4/5/2017	17		LOT 22-B1YW@6.0	6.0	10/18/2017	0.035J	NFA																									
LOT 22-B1XW@13.0	13.0	4/5/2017	61.9		LOT 22-B1XW@14.0	14.0	5/15/2017	4.85		LOT 22-B1YW@16.0	16.0	9/7/2017	1.73		LOT 22-B1ZW@20.0	20.0	9/19/2017	ND<0.050	NFA															
					LOT 22-B1XW2@14.0	14.0	5/15/2017	1.271		LOT 22-B1ZW@20.0	20.0	9/19/2017	ND<0.050	NFA																				
LOT 22-B2X@13.0	13.0	4/5/2017	1.32		LOT 22-B2X@14.0	14.0	5/16/2017	10.25		LOT 22-B2Y@16.0	16.0	9/7/2017	4.03		LOT 22-B2Z@20.0	20.0	9/19/2017	ND<0.050	NFA															
LOT 22-B2XN@6.0	6.0	4/5/2017	13.1		Material removed. Excavation merged with Lot 22-B3																													
LOT 22-B2XN@13.0	13.0	4/5/2017	1.09		LOT 22-B2XN@14.0	14.0	5/16/2017	0.89	NFA																									
LOT 22-B2XE@6.0	6.0	4/5/2017	1.027		Material removed. Excavation merged with Lot 22-B3																													
LOT 22-B2XE@13.0	13.0	4/5/2017	2.46		LOT 22-B2YE@22.0	22.0	10/18/2017	ND<0.049	NFA																									
LOT 22-B2XW@6.0	6.0	4/5/2017	5.13		LOT 22-B2YW@6.0	6.0	10/18/2017	ND<0.050	NFA																									
LOT 22-B2XW@13.0	13.0	4/5/2017	6.70		LOT 22-B2XW@14.0	14.0	5/16/2017	ND<0.051	NFA																									
LOT 22-B2XS@6.0	6.0	4/5/2017	6.11		Material removed. Excavation merged with Lot 22-B1																													
LOT 22-B2XS@13.0	13.0	4/5/2017	5.73		LOT 22-B2XS@14.0	14.0	5/16/2017	20.6		LOT 22-B2YS@16.0	16.0	9/7/2017	16.71		LOT 22-B2ZS@20.0	20.0	9/19/2017	0.49	NFA															
LOT 22-B3X@13.0	13.0	4/5/2017	0.338		LOT 22-B3X@14.0	14.0	5/15/2017	0.15	NFA																									
LOT 22-B3XN@6.0	6.0	4/5/2017	3.68		LOT 22-B3XN@10.0	10.0	5/15/2017	0.462	NFA																									
LOT 22-B3XN@13.0	13.0	4/5/2017	0.277		LOT 22-B3XN@14.0	14.0	5/15/2017	4.87		LOT 22-B3YN@16.0	16.0	9/7/2017	0.044J	NFA																				
LOT 22-B3XS@6.0	6.0	4/5/2017	5.35		LOT 22-B3XS@10.0	10.0	5/15/2017	0.20	NFA																									
LOT 22-B3XS@13.0	13.0	4/5/2017	1.810		LOT 22-B3XS@14.0	14.0	5/15/2017	0.030J	NFA																									
LOT 22-B3XE@6.0	6.0	4/5/2017	6.94		LOT 22-B3XE@10.0	10.0	5/15/2017	5.88		LOT 22-B3YE@16.0	16.0	9/7/2017	16		LOT 22-B3ZE@20.0	20.0	9/19/2017	16			LOT 22-B3AE@22.0	22.0	9/28/2017	10.47			LOT 22-B3BE@24.0	24.0	10/4/2017	0.31	NFA			
LOT 22-B3XE@13.0	13.0	4/5/2017	6.51		LOT 22-B3XE@14.0	14.0	5/15/2017	0.673	NFA																									
LOT 22-B3XW@6.0	6.0	4/5/2017	1.72		LOT 22-B3XW@10.0	10.0	5/15/2017	ND<0.050	NFA																									
LOT 22-B3XW@13.0	13.0	4/5/2017	1.182		LOT 22-B3XW@14.0	14.0	5/15/2017	ND<0.048	NFA																									
LOT 22-PLX@10.5	10.5	3/29/2017	ND<0.049	NFA																														
LOT 22-PLXN@5.0	5.0	3/29/2017	0.19	NFA																														
LOT 22-PLXN@10.5	10.5	3/29/2017	ND<0.050	NFA																														
LOT 22-PLXS@5.0	5.0	3/29/2017	ND<0.050	NFA																														
LOT 22-PLXS@10.5	10.5	3/29/2017	0.16	NFA																														
LOT 22-PLXE@5.0	5.0	3/29/2017	22.2		Material removed. Excavation merged with Lot 22-B3																													
LOT 22-PLXE@10.5	10.5	3/29/2017	ND<0.050	NFA																														
LOT 22-PLXW@5.0	5.0	3/29/2017	ND<0.050	NFA																														
LOT 22-PLXW@10.5	10.5	3/29/2017	ND<0.051	NFA																														


Notes:
Residential Screening Level = 0.23 mg/kg
For PCB results 10 feet below final pad elevation and deeper, the cleanup goal is 1.0 mg/kg.
fbs = feet below ground surface
mg/kg = milligrams per kilogram
ND-# = not detected above the reporting limit
NFA = No further action
NFA = No further action. Result is >0.23 mg/kg but <1.0 mg/kg.

FIGURE

11x17 - ATTACHED XREFS: 8489 OAC; 8489 IMP; TR 2882Z; Rough Grade as-built; 11, 10, 14, 1706 PLOT PLAN - ATTACHED IMAGES
DRAWING NAME: L:\Graphics\Projects\Name\Riverside-FRA\CAD\ FRA RIVERSIDE-Final_Lot_Samples-Parcels.dwg --- PLOT DATE: December 06, 2017 - 5:06PM --- LAYOUT: Final Lot 22



LEGEND

22-B6  PCB Sample Location
(Total PCBs \leq 0.23 mg/kg or $<$ 1.0 mg/kg for results 10 feet and deeper below final pad elevation)

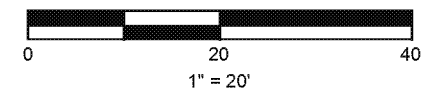
22-B6	
Depth	PCB
feet	(mg/kg)
(Total PCBs \leq 0.23 mg/kg or $<$ 1.0 mg/kg for results 10 feet and deeper below final pad elevation)	




Excavation



SCALE (FEET)



PROJECT:		FORMER AGRICULTURAL PARK 7020 CREST AVENUE RIVERSIDE, CALIFORNIA	
TITLE:		LOT 22 FINAL SOIL SAMPLE LOCATIONS	
DRAWN BY:	R.Collins	PROJ NO.:	234976.0000.0000
CHECKED BY:	R.Surrency	FIGURE	
APPROVED BY:	R.Surrency		
DATE:	December 2017		
		17911 Von Karman Avenue Suite 400 Irvine, CA 92614 Phone: 949.727.9336	
FILE NO.:		FRA RIVERSIDE-Final_Lot_Samples-Parcels.dwg	

ATTACHMENT A

OFFICIAL LABORATORY REPORTS AND CHAIN OF CUSTODY RECORDS